

# **Hale Mahaolu Ke Kahua 100% Affordable Housing Community**

## **Planning Director-Initiated District Boundary Amendment**

***Housing and Land Use Committee Meeting***

***March 6, 2024***



# **PURPOSE OF TODAY'S MEETING**

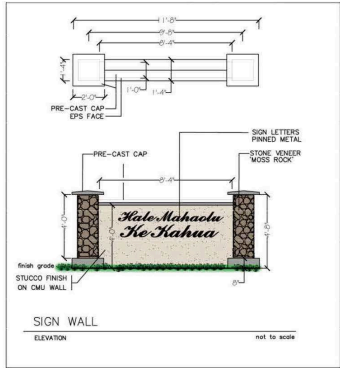
Respectfully requesting the HLU Committee's favorable recommendation on the District Boundary Amendment for the 100% Ke Kahua affordable housing community to change a portion of the property from "Agricultural" to "Urban" within the State Land Use District.

# PROJECT TEAM

Applicant .....	Waiehu Housing, LP
Partners .....	Hale Mahaolu and Highridge Costa
Landowner.....	Maui Economic Opportunity, Inc.
Architect.....	Design Partners, Inc.
Landscape Architect.....	CHP Maui
Civil Engineer.....	Otomo Engineering, Inc.
Traffic Engineer.....	Austin, Tsutsumi & Associates, Inc.
Archaeologist.....	Cultural Surveys Hawai'i
Planning Consultant.....	Munekiyo Hiraga

# PROJECT OVERVIEW

- 11.476-acre site at intersection of Kahekili Highway and Waiehu Beach Road in Waiehu (TMK (2)3-3-001:106)
- 13 two-story buildings containing 120 multi-family residential units (one, two, and three bedrooms) and related improvements including clubhouse, non-profit building, and playground/laundry facilities
- 100% Affordable Housing (Rental) Community
- Restricted to applicants earning 60% or less of the AMI
- Irrevocable for 60+ years in affordability



**LANDSCAPE LEGEND**

**Palm Trees**

- Foxtail Palm
- Loulu Palm (Native)

**Large Canopy Tree**



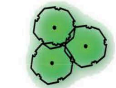
- Rainbow Shower & Kamani (Native)

**Medium Shade Canopy (Parking Areas)**



- Milo (Native)
- Fern Tree (2" cal., 6'-0" trunk ht.)

**Small Accent Tree**



- Ohe Makai (Native) (6-ft. planted ht.)
- Singapore Plumeria (6-ft. planted ht.)
- Jatropha (6-ft. planted ht.)

**Fruit Trees**

- Citrus (Valencia Orange, Dancy Tangerine, Meyer's Lemon)
- Avacado
- Papaya

**Shrubs**

- TI, Heliconia, Ginger, Golden Glory, Lauae Fern

Naio / A'ali'i Mix (Native)  
NOTE: Only Perimeter Shrubs Shown

**NATIVE SHRUB LEGEND**


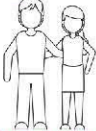


'AWEO'WEO <i>Chenopodium oahuense</i>	ALAH'E'E <i>Psychotria odorata</i>
AKIA <i>Wikstroemia uva-ursi</i>	NAUPAKA <i>Scaevola taccada</i>
'ILIMA SHRUB <i>Sida fallax</i>	'ILIMA PAPA 'Prostrate' <i>Sida fallax</i>
POHINAHINA <i>Vitex rotundifolia</i>	MA'O <i>Gossypium tomentosum</i>
'ULEI <i>Osteomeles anthyllifolia</i>	KUPUKUPU FERN <i>Nephrolepis cordifolia</i>
'ILIMA PAPA 'Prostrate' <i>Sida fallax</i>	
NAIO <i>Myoporum sandwicense</i>	
A'ALII <i>Dodonaea viscosa</i>	

# MAUI COUNTY AFFORDABLE AMI RENT GUIDELINES

Type of Unit	Income Limit	Rent/Month
One Bedroom	30%	\$595
One Bedroom	60%	\$1,190
Two Bedroom	30%	\$714
Two Bedroom	60%	\$1,428
Three Bedroom	30%	\$825
Three Bedroom	60%	\$1,651
*Note: DHHC, Housing Division, Income Limits and Affordable Rental Guidelines (2023) Affordable rents are gross affordable rents and do not include a deducted utility allowance		



# Maui County Area Median Income (AMI)

0% AMI	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
 1 person	\$22,220	\$37,030	\$44,440	\$59,250	\$74,060
 2 persons	\$25,390	\$42,320	\$50,780	\$67,710	\$84,640
 3 persons	\$28,570	\$47,610	\$57,130	\$76,180	\$95,220
 4 persons	\$31,740	\$52,900	\$63,480	\$84,640	\$105,800



# TIMELINE

## EA and Land Use Approvals

- EA process initiated – December 2020
- Final EA **ACCEPTED** – June 2022
- MCC 2.97 Affordable Housing Project **APPROVAL ISSUED** – May 2023
- DBA Application Submitted – July 2023

## Community Meetings

- Community Meeting (with landowners within 500 ft. of site)
- Waihe'e Community Association (3 meetings)
- Waiehu Kou Phase 3 Community Association

## County Commission/Board Reviews

- Attainable Housing for Maui Nui Working Group (January 2021)
- Urban Design Review Board – Recommended Chapter 2.97, MCC Approval w/Unanimous Support (October 2021)
- Maui Planning Commission – Reviewed Draft EA w/Unanimous Support (October 2021), and, Recommended Approval of DBA (October 2023)
- Commission for Healing Solutions for Homelessness (November 2021)
- Affordable Housing Committee (March 2021 and February 2022)
- Housing and Land Use Committee (February and March 2023)

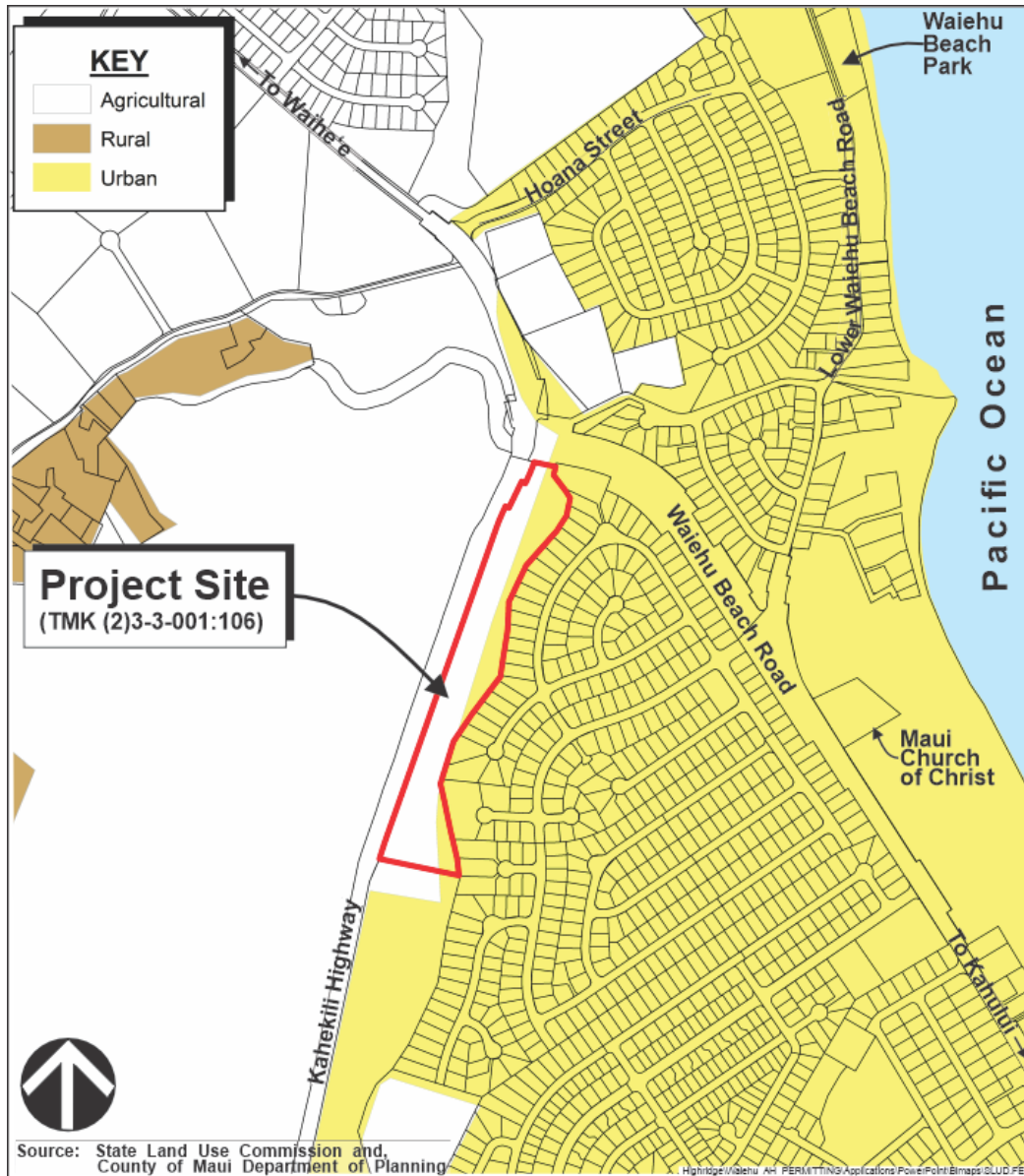


# PROJECT LOCATION MAP

Adjacent to existing residential communities and located within Urban Growth Boundary of Maui Island Plan



# DISTRICT BOUNDARY AMENDMENT MAP



The DBA will amend 9.798 acres of the total 11.476-acre site from Agricultural District to Urban District. The remaining 1.678 acres are already designated as Urban District lands.

# MAUI PLANNING COMMISSION (MPC)

## OCTOBER 24, 2023 PUBLIC HEARING

The MPC voted to recommend approval of the DBA:

Recommended Condition	Response
1. <i>That the Applicant shall work in concert with the State Department of Transportation (“State DOT”) to inspect the existing drainage culvert located to the north of Kahekili Highway and Waiehu Beach Road intersection for blockage and request that the State DOT clear it, as was recommended by the Maui Planning Commission.</i>	The Applicant will coordinate with the State Department of Transportation to ensure that the existing drainage culvert is regularly inspected for blockage and, should there be blockage, request that they clear it.
2. <i>That the ginger, heliconia, fern tree, tropha, golden glory, and the Singapore plumeria in the plans shall be replaced with native plants, fruit trees, or non-invasive Lei plants; and the Koai’a shall be substituted for the fern tree, as was recommended by the Maui Planning Commission.</i>	The Applicant will revise the landscape plan to replace the ginger, heliconia, fern tree, tropha, golden glory and Singapore plumeria with natives, fruit trees, or non-invasive lei plants. The fern tree in particular will be replaced by Koai’a.

# NEXT STEPS

- Maui County Council Approval of District Boundary Amendment Ordinance (1<sup>st</sup>/2<sup>nd</sup> Reading)
- Funding Award: September 2024
- Building Permit: December 2025
- Construction Start: March 2026

**MAHALO**

# **Hale Mahaolu Ke Kahua 100% Affordable Housing Community**

## **Planning Director-Initiated District Boundary Amendment**

***Housing and Land Use Committee Meeting***

***March 6, 2024***





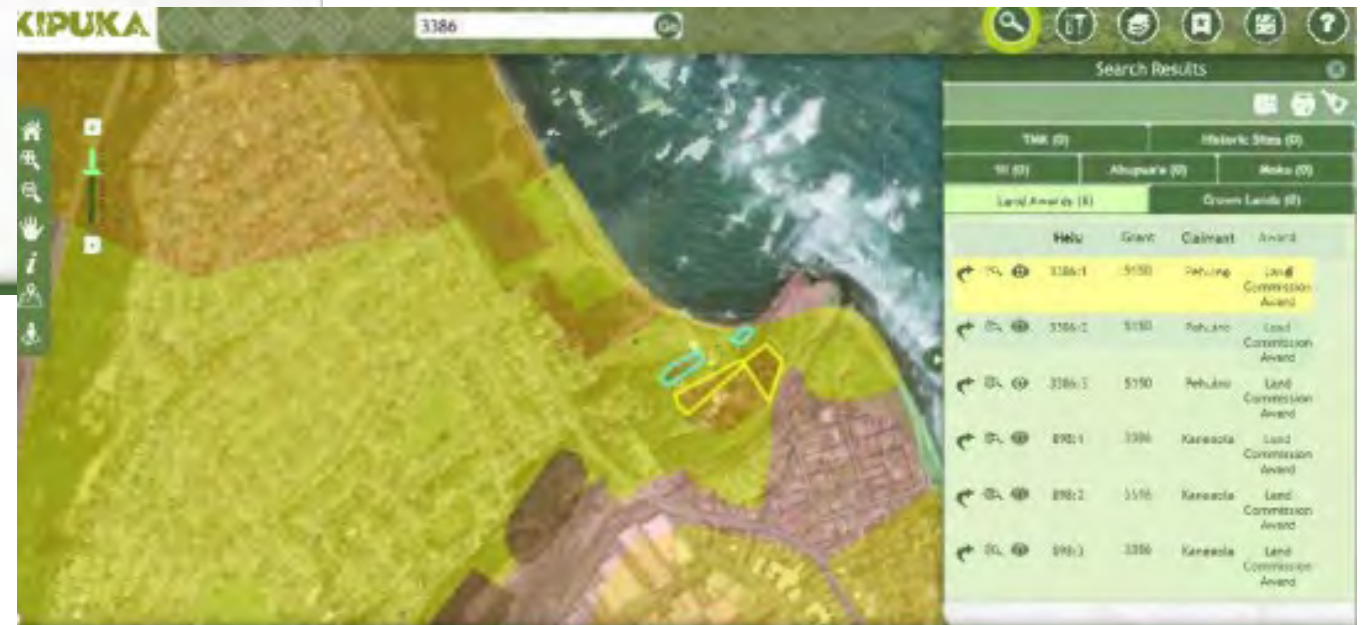
**BACK-UP SLIDES**

# Ownership Claim by Heirs of Pehuino

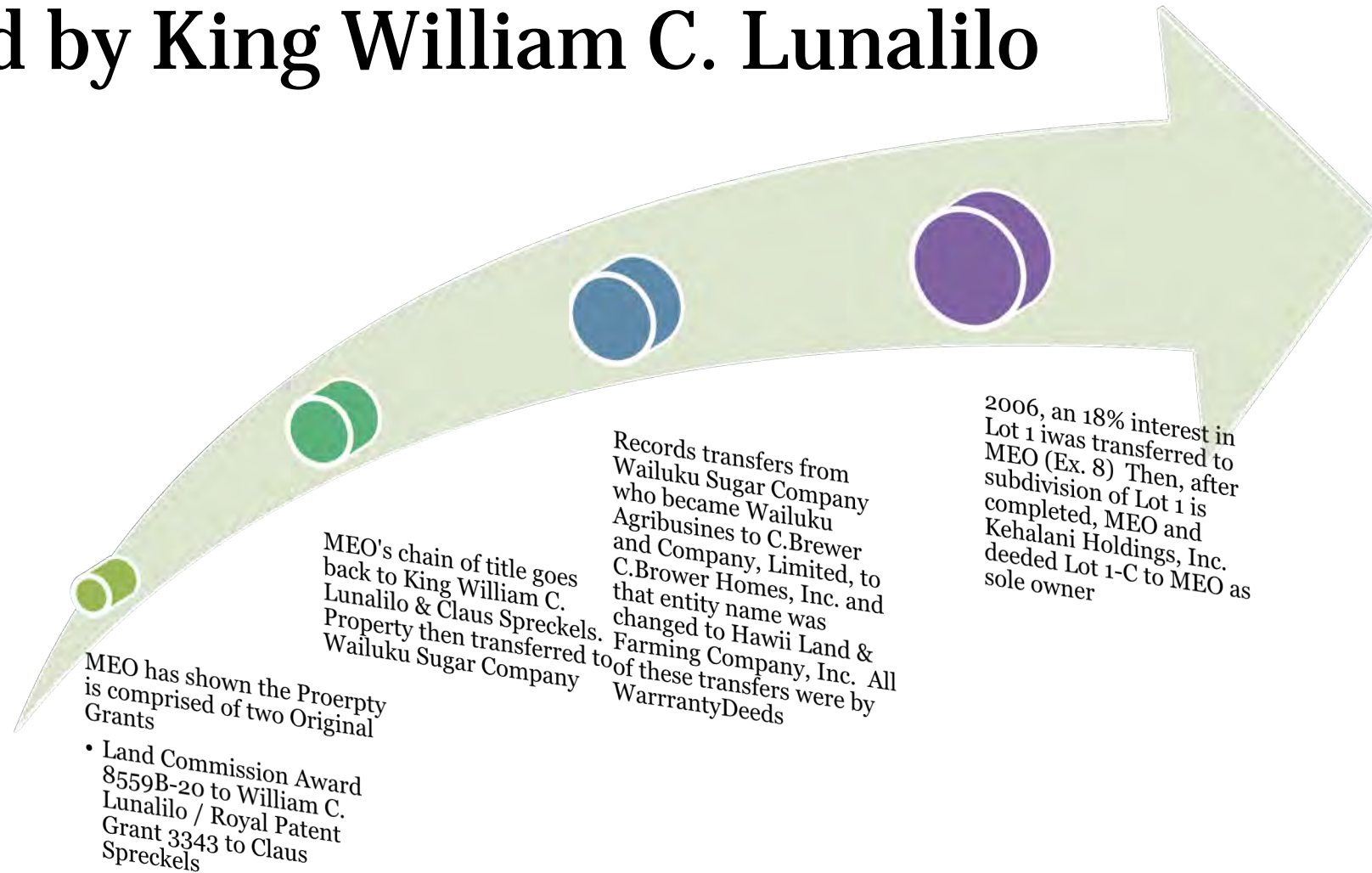
- February, 2021 a letter was sent to MEO notifying them that the "Heirs of Pehuino" claimed they were the “title holders” to the Property.
- June, 2021 MEO provided notice to Kahala Johnson and Laura Johnson that the Apanas awarded to Pehuino were not within the MEO property. Copies of the original grants for the MEO property as well as the Pehuino grants were provided along with associated maps.




Pehuino's Land Commission Awards are located over a mile away from the MEO property.



# MEO's Title Traces Back to LCA 8559B-20, land reserved by King William C. Lunalilo







# What was the 2021 court case about?

- MEO filed an ejectment action to remove Persons on the property that refused to leave after being warned of trespassing.
- Defendants' filed Counterclaim alleging existence and ownership of a “Lost Apana (LCA 3386 Apana 4)” within the MEO Property.

## Why this was not a “Quiet Title” case.

- Quiet Title is for when there is a demonstrated break in a chain of title.
- Here MEO's title traces to LCA 8559:B-20 in June 1852 to King William C. Lunalilo and Royal Patent Grant 3343 to Claus Spreckels.



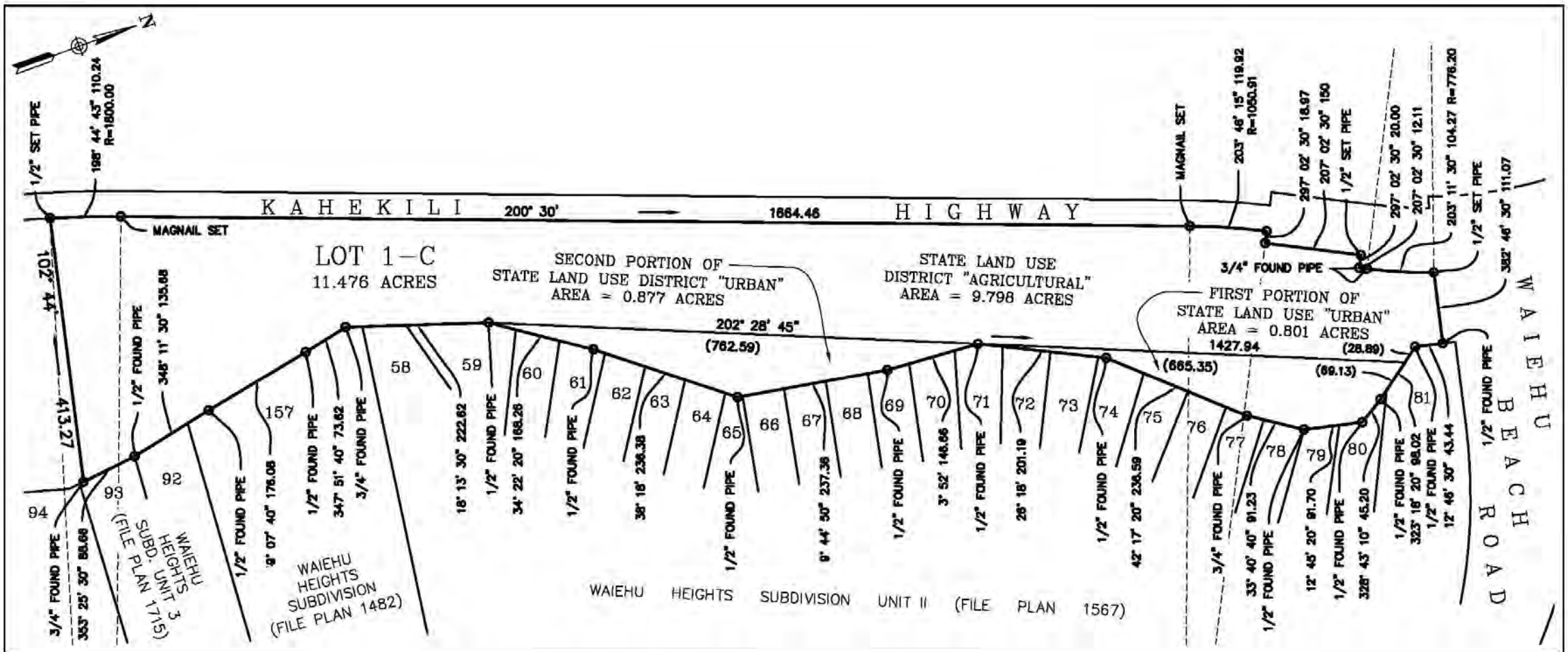
# Results of the Court Case.

- Court found no evidence of any “lost Apana to Pehuino”
- Court found that Pehuino grants are not within the MEO Property.
- Court found that MEO owned the property and could remove persons camping on the property and exclude others.
- Defendants ultimately stipulated to dismiss their counterclaims with prejudice meaning they cannot be refiled.
- Court’s ruling is binding and can be relied upon.



# LAND USE DESIGNATIONS

State Land Use District	Urban/Agricultural
Maui Island Plan	Within Urban Growth Boundary
Kihei-Makena Community Plan	Agriculture/Project District 2 (Pi'ihana)
County Zoning	Interim/Agricultural District
Special Management Area	No



Land Use District Boundary Amendment Map No. \_\_\_\_\_

District Boundary Amendment

Paukukalo, Waeihu, Wailuku, Maui, Hawaii

From Agricultural District to Urban District



**LAND USE COMMISSION**  
Department of Business, Economic Development & Tourism  
State of Hawai'i

June 24, 2021

Harrison Herzberg  
Project Analyst  
Highridge Costa Housing Partners  
330 West Victoria Street  
Gardena, CA 90248-3527

Dear Mr. Herzberg,

Subject: BOUNDARY INTERPRETATION No. 21-02  
Tax Map Key No.: 3-3-001: 106,  
Paukukalo, Waiehu, Wailuku, Maui, Hawaii

Pursuant to your letter dated February 23, 2021, requesting a boundary interpretation for the subject parcel and your survey map, dated June 09, 2021.

The State Land Use (SLU) Urban / Agricultural District Boundaries are based on the Commission's records, your survey map, and the official maps currently on file at our office. We especially reviewed the current SLU District Boundaries Map M-5, Wailuku Quadrangle, dated December 20, 1974.

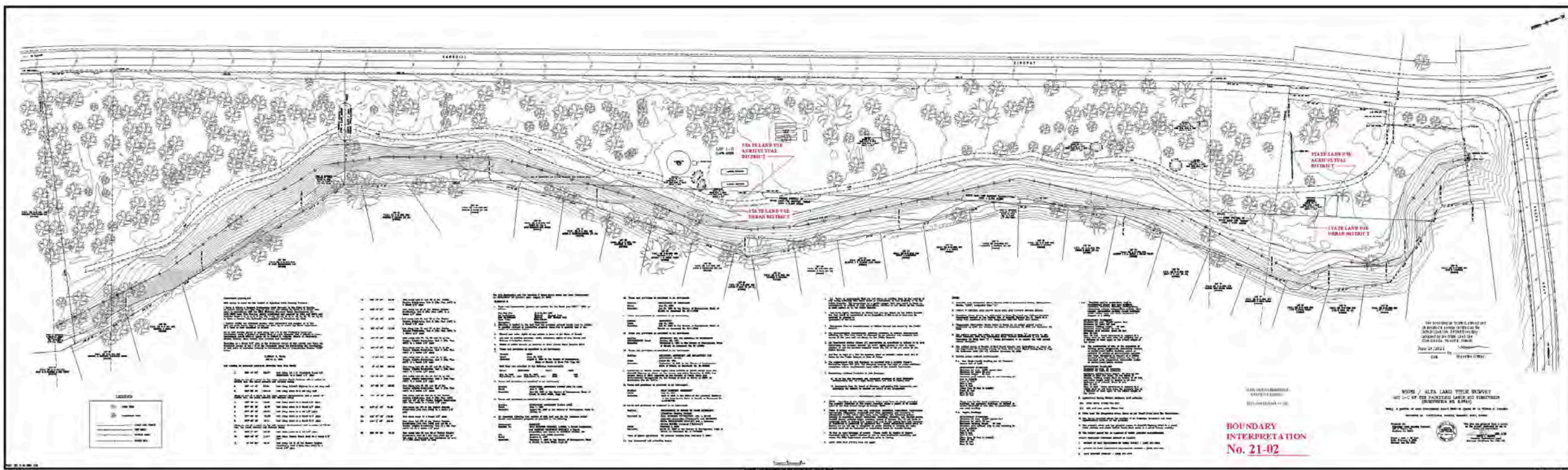
Enclosed for your reference is your survey map entitled, "*NSPS / ALTA Land Title Survey, Lot 1-C of the Paukukalo, Large Lot Subdivision (Subdivision No. 3.1744)*" with the certified location of the SLU Agricultural / Conservation District Boundaries. Should you require clarification or further assistance, please feel free to call Fred Talon at 808.587.3822.

Sincerely,

DANIEL E. ORODENKER  
Executive Officer

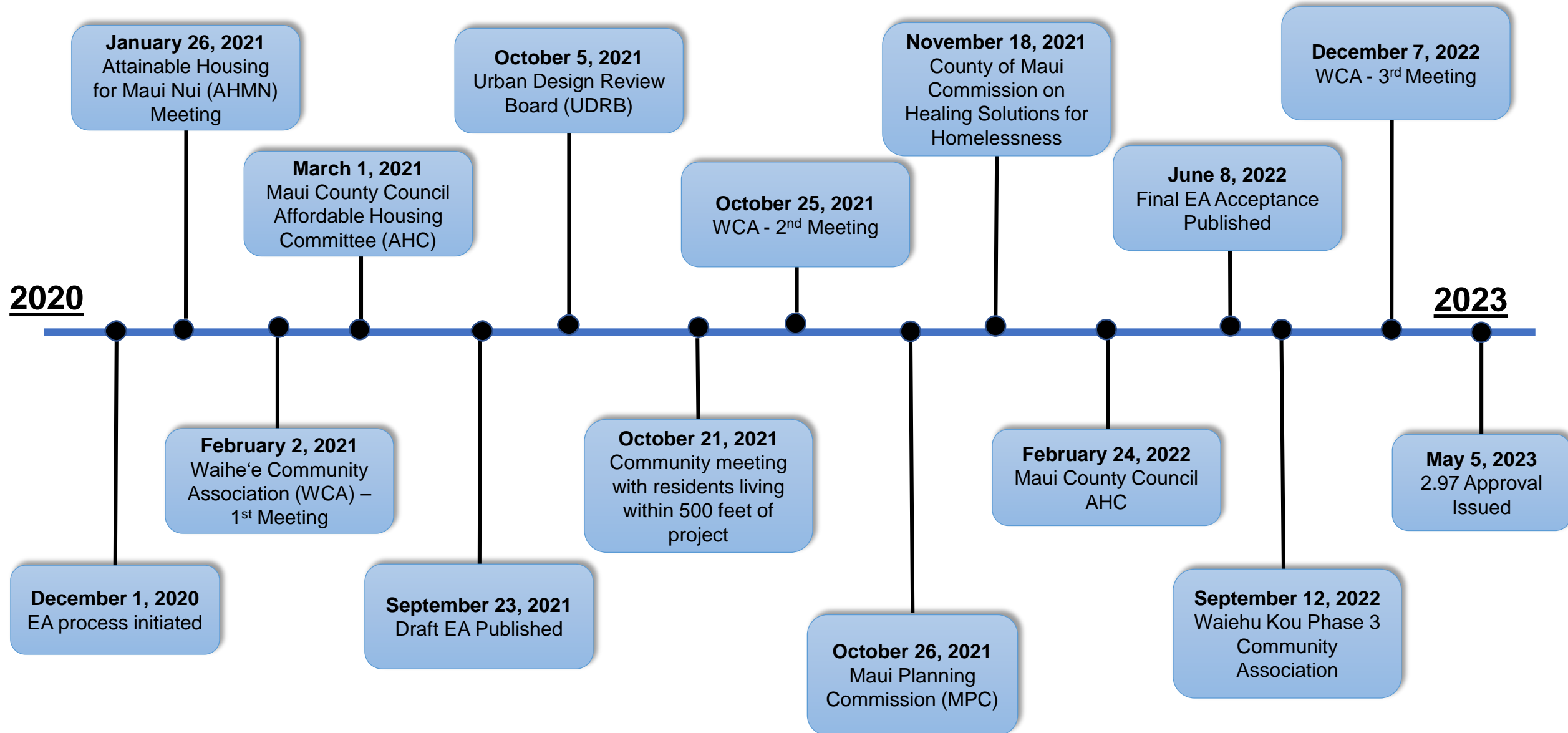
Enclosures

- c Michele Chouteau McClean, Director, Department of Planning, County of Maui,  
(w/enclosures)  
John Rapacz, Administrator, Zoning Administration & Enforcement Division, County of Maui  
(w/enclosures)  
Dawn Matney, Real Property Tax Supervisor, County of Maui (w/enclosures)  
Bill Medeiros, GIS Coordinator, County of Maui (w/enclosures)





# CHAPTER 2.97 TIMELINE



# SITE PHOTOS



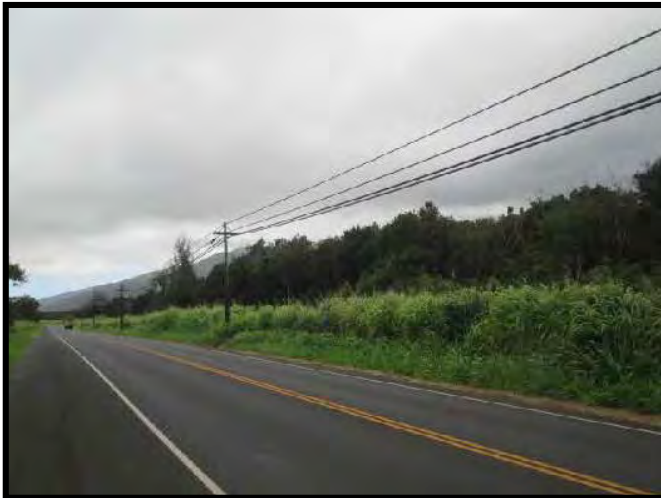
**Photograph No. 1:** View of subject property grounds looking west



**Photograph No. 2:** View of subject property grounds looking north



**Photograph No. 3:** Adjacent properties to the east



**Photograph No. 4:** Adjacent property to the west



**Photograph No. 5:** Adjacent intersection to the northwest



**Photograph No. 6:** Adjacent property to the south





# UNIT TYPES AND FLOOR AREA

Unit Type	Number of Units	Floor Area
1 Bedroom/1 Bath	28 (including one (1) ADA unit)	Standard and ADA: 652 sq. ft.
2 Bedroom/2 Bath	60 (including one (1) ADA unit)	Standard and ADA: 852 sq. ft.
3 Bedroom/2 Bath	32 (including one (1) ADA unit)	Standard and ADA: 1,208 sq. ft.
<b>TOTAL NUMBER OF UNITS</b>	120	





**REAR ELEVATION**



**FRONT ELEVATION**

0' 2' 4' 8' 16'  
SCALE: 1/8" = 1'-0"





CLUBHOUSE EXTERIOR ELEVATION



NON PROFIT BUILDING EXTERIOR ELEVATION

0 2' 4' 6'  
SCALE: 1/4" = 1'-0"

HALE MAHAOLU KE KAHUA  
WAIEHU HOUSING, LP








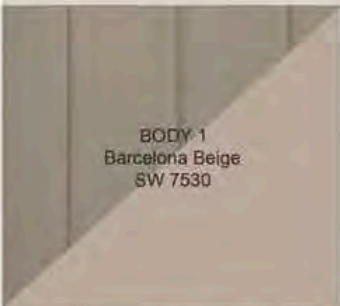




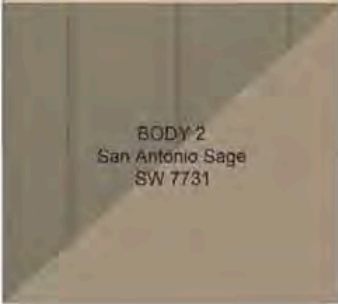



HALE MAHAOLU  
WHERE ALOHA LIVES

FEBRUARY 8, 2022

DESIGN PARTNERS  
INCORPORATED

# MATERIALS COLOR BOARD

SCHEME 1	SCHEME 2	SCHEME 3	ROOF CertainTeed Weathered Wood
 <p>ACCENT Basil SW 6194</p>	 <p>ACCENT Wheat Penny SW 7705</p>	 <p>ACCENT Canyon Clay SW 6054</p>	
 <p>TRIM Shoji White SW 7042</p>	 <p>TRIM Shoji White SW 7042</p>	 <p>TRIM Shoji White SW 7042</p>	
 <p>BODY 1 Barcelona Beige SW 7530</p>	 <p>BODY 1 Lemongrass SW 7732</p>	 <p>BODY 1 Ivoire SW 6127</p>	
 <p>BODY 2 Meadowlark SW 7522</p>	 <p>BODY 2 Bungalow Gray SW 2845</p>	 <p>BODY 2 San Antonio Sage SW 7731</p>	 <p>RAILING</p> <p>Plantation Brown SW 7520</p>





# MPC DRAFT EA APPROVAL LETTER

## Dated November 9, 2021

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

November 9, 2021

Mr. Monte Heaton  
Waiehu Housing, LP  
330 West Victoria Street  
Gardena, California 90248

Dear Mr. Heaton:

**SUBJECT: MAUI PLANNING COMMISSION (MPC) COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (EA) PREPARED FOR THE PROPOSED HALE MAHAOLU KE KAHUA AFFORDABLE HOUSING COMMUNITY, LOCATED IN WAILUKU, ISLAND OF MAUI, HAWAII; TMK: (2) 3-3-001:106 (EAC 2021/0006)**

At the October 26, 2021 meeting of the Maui Planning Commission (Commission), the Commission reviewed the above-referenced project. They voted unanimously in favor of the project. After due consideration and discussion, the Commission had the following recommendations for the Final EA:

- 1) The project looked great and we are supportive, assuming the title issues are resolved.
- 2) Find a way to call out information on maps so that it is easier to understand without having to look them up in other places.
- 3) Discuss drainage mitigation in more detail. There is flooding in the northernmost part of the parcel, so better evaluate it because we would not want to see homes flooded.
- 4) Disclose perimeter fence locations, particularly around the swale.
- 5) We appreciated the lists of people consulted with for cultural impacts.
- 6) There is a bus route nearby and please address how people will travel to the bus stop.
- 7) Incorporate more native species into your landscape plan. Look at native plants documented as having grown in that area and incorporate that into your plants and replace the non-natives. There is good dirt back there and Hawaiian plants will have the water and the nutrients they are meant to have.
- 8) Research the history of the Piipahana Project District and explain it in more detail.

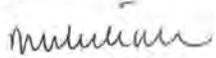
MAIN LINE (808) 270-7115 / FACSIMILE (808) 270-7634  
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

Mr. Monte Heaton  
November 9, 2021  
Page 2

- 9) Coordinate better with the project on the other side of the highway on ingress/egress.
- 10) For the clubhouse, keep in mind that more parking is needed for events for Hawaiian style celebrations.
- 11) We like the community-driven activities for residents, such as the community gardening concept.
- 12) We are concerned with the speed of traffic along Kahekili Highway and think you should consider adding a landscape buffer along the property frontage.
- 13) We are also concerned about how busy traffic is during the work/school drop off/pick up times, so that needs to be evaluated. Even if there will be traffic impacts, we are supportive of working class people obtaining houses.
- 14) It rains in the afternoons, so extend the awnings or eaves so that the rain does not affect homes/residents.
- 15) Research and address ongoing cultural practices occurring onsite.

If you have any questions, please contact Staff Planner Tara Furukawa by email at [tara.furukawa@maui-county.gov](mailto:tara.furukawa@maui-county.gov) or by phone at (808) 270-8205.

Sincerely,



MICHELE MCLEAN, AICP  
Planning Director

cc: Clayton I. Yoshida, Planning Program Administrator (PDF)  
Jacky Takakura, Acting Planning Program Administrator (PDF)  
Tara K. Furukawa, Staff Planner (PDF)  
Lori Tsubako, Director, Department of Housing and Human Concerns (PDF)  
Chris Sugidono, Senior Associate, Munekiyo Hiraga (PDF)  
Mark Roy, Vice President, Munekiyo Hiraga (PDF)  
Members of the Maui Planning Commission (PDF)  
Carolyn Takayama-Corden, Secretary, Maui Planning Commission (PDF)  
Project File

MCM:TKF:lp  
K:\WP\_DOCS\Planning\EAC2021\0006\_HaleMahaoluKeKahuaAffordableHsg\MPCDEACComments.doc



# MPC OCTOBER 26, 2021

## MEETING TO REVIEW PROJECT

Comment	Response
1. The project looked great and we are supportive, assuming the title issues are resolved.	MEO has clear title to the land and the deeds, which is confirmed by the County of Maui's previous subdivision of the property, historic deeds, LCA awards, and County records.
2. Find a way to call out information on maps so that it is easier to understand without having to look them up in other places.	Project maps were updated in the Final EA, as requested by MPC.
3. Discuss drainage mitigation in more detail. There is flooding in the northernmost part of the parcel, so better evaluate it because we would not want to see homes flooded.	Project team discovered that trash and debris blocking the culvert has previously caused drainage issues at Kahekili Highway and Waiehu Beach Road. HDOT has subsequently cleared the trash and debris from the culvert, which mitigated the issue. The project will be designed to meet the County's drainage rules and storm water quality rules. An updated Preliminary Engineering Report was also included in the Final EA.
4. Disclose perimeter fence locations, particularly around the swale.	Conceptual Site Plan was updated to include fence locations, as requested by MPC.
5. We appreciated the lists of people consulted with for cultural impacts.	Project Team thanks MPC for the comment.
6. There is a bus route nearby and please address how people will travel to the bus stop.	Project team is coordinating with MDOT on the feasibility of providing a bus stop within or near the project vicinity.
7. Incorporate more native species into your landscape plan. Look at native plants documented as having grown in that area and incorporate that into your plants and replace the non-natives. There is good dirt back there and Hawaiian plants will have the water and the nutrients they are meant to have.	A Conceptual Landscape Plan was prepared and included in the Final EA, as requested by MPC. The plant palette included drought-tolerant native plants and Native Hawaiian plant species will include those indigenous to the habitat within the vicinity of the project.
8. Research the history of the Pi'ihana Project District and explain it in more detail.	Background history and research of the Pi'ihana Project District was included in the Final EA, as requested by MPC.

# MPC OCTOBER 26, 2021 MEETING TO REVIEW PROJECT

(continued)

Comment	Response
9. Coordinate better with the project on the other side of the highway on ingress/egress.	The development mauka of Kahekili Highway is aware that their accesses will need to be coordinated with the accesses for the Project.
10. For the clubhouse, keep in mind that more parking is needed for events for Hawaiian style celebrations.	The Clubhouse is intended to be used only by residents of the project, which will be managed by Hale Mahaolu. However, the amount of planned parking spaces (274) will be able to accommodate resident's needs.
11. We like the community-driven activities for residents, such as the community gardening concept	Property manager Hale Mahaolu will implement community-driven activities for residents, as feasible.
12. We are concerned with the speed of traffic along Kahekili Highway and think you should consider adding a landscape buffer along the property frontage.	A landscape buffer planting will be installed along the frontage of the property with Kahekili Highway to help visually screen the property and to help with noise attenuation.
13. We are also concerned about how busy traffic is during the work/school drop off/pick up times, so that needs to be evaluated. Even if there will be traffic impacts, we are supportive of working-class people obtaining houses.	Traffic Impact Analysis Report noted a minimal increase to existing traffic (3.5% increase). Project team has consulted with DPW and HDOT, and has a fair share determination. DPW plans to start planning/preliminary design for Imi Kala Bridge improvements this year.
14. It rains in the afternoons, so extend the awnings or eaves so that the rain does not affect homes/residents.	Project team will review this request as construction plans are further refined.
15. Research and address ongoing cultural practices occurring onsite.	A Cultural Impact Assessment was prepared and it included outreach to 73 Hawaiian organizations, agencies, and community members as well as cultural and lineal descendants in order to identify individuals with cultural expertise and/or knowledge of the project area and vicinity. The project site, which is owned by MEO, is unoccupied and there are no documented on-going cultural activities occurring on the project site.

# MPC RECOMMENDATION OF APPROVAL LETTER DATED NOVEMBER 9, 2023

RICHARD T. BISSEN JR.  
Mayor

KATHLEEN ROSS AOKI  
Director

GARRETT E. SMITH  
Deputy Director



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

November 9, 2023

CERTIFIED MAIL - # 7019 2970 0001 1970 5217

Mr. Monte Heaton  
Waiehu Housing, LP  
330 West Victoria Street  
Gardena, California 90248

Dear Mr. Heaton:

**SUBJECT: RECOMMENDATION OF APPROVAL OF A DISTRICT  
BOUNDARY AMENDMENT (DBA) FROM  
'AGRICULTURAL' TO 'URBAN' FOR THE HALE  
MAHAOLU KE KAHUA AFFORDABLE HOUSING  
COMMUNITY LOCATED ON APPROXIMATELY 11.476  
ACRES OF LAND IN WAIHEHU, MAUI, HAWAII; TMK:  
(2) 3-3-001:106 (POR.) (ZPA2023-00002)**

At its regular meeting on October 24, 2023, the Maui Planning Commission (Commission) took public testimony, reviewed the above requests, and after due deliberation voted to recommend approval of the DBA (ZPA2023-00002) to the Maui County Council (Council).

The Commission recommended approval of the DBA subject to the following two conditions:

1. That the Applicant shall work in concert with the State Department of Transportation to inspect the existing drainage culvert for blockage and request that they clear it.
2. That the ginger, heliconia, fern tree, tropha, golden glory, and the Singapore plumeria shall be replaced with natives, fruit trees, or non-invasive lei plants. The Koai'a shall be substituted for the fern tree.

We highly stress that you consider the following recommendations:

1. The Applicant shall aspire to increase the size of the proposed drainage system to accommodate pre-construction flow and post-development flow.

Mr. Monte Heaton  
November 9, 2023.  
Page 2

2. Priority of the units shall be given to those who have lived here longer and those affected by the wildfire to the extent allowed by law.
3. The Applicant shall attempt to offset energy use by 50 percent with renewable energy.

The Commission also adopted the Report and Recommendation prepared by the Department for the October 24, 2023 meeting as its Findings of Fact and Conclusions of Law, and authorized the Planning Director to transmit the Commission's recommendation to the Council on its behalf.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Tara Furukawa at [tara.furukawa@mauicounty.gov](mailto:tara.furukawa@mauicounty.gov) or at (808) 270-7520.

Sincerely,

  
KATHLEEN ROSS AOKI  
Planning Director

cc: Ann T. Cua, Planning Program Administrator (PDF)  
Jordan E. Hart, Planning Program Administrator (PDF)  
Tara K. Furukawa, Staff Planner (PDF)  
Department of Housing and Human Concerns (PDF)  
KRA:TKF:th  
K:\WP\_DOCS\Planning\ZPA\2023\00002\_WaiehuHousingLP\Approval.doc

# MPC OCTOBER 24, 2023

## PUBLIC HEARING

Recommendation	Response
1. The Applicant shall aspire to increase the side of the proposed drainage system to accommodate pre-construction flow and post-development flow.	The project will be designed to meet the County's drainage rules and stormwater quality rules. It is currently designed to accommodate 100 percent of the increase in runoff associated with the project. The project team will investigate the feasibility of constructing a drainage system that would also accommodate pre-construction runoff.
2. Priority of the units shall be given to those who have lived here longer and those affected by the wildfire to the extent allowed by law.	Applications will be limited to those who earn 60 percent or less of the Area Median Income (AMI). The project team will research the legality of prioritizing applications based on length of residency and whether one has been directly impacted by the August 8, 2023 wildfires, and will implement a priority system as practicable.
3. The Applicant shall attempt to offset energy use by 50 percent with renewable energy.	The proposed project will incorporate the use of energy efficient fixtures and appliances. The Applicant will seek to install solar panels and offset energy use by 50 percent with renewable energy, as funding allows.

# **ENVIRONMENTAL ASSESSMENT**

**Final EA and FONSI published on June 8, 2022, in The Environmental Notice**

**Supporting technical document for Ch. 2.97 Application**

- Botanical and Fauna Survey
- Archaeological Assessment
- Archaeological Monitoring Plan
- Cultural Impact Assessment Report
- Traffic Impact Analysis Report
- Preliminary Engineering Report
- Environmental Site Assessment and Subsurface Investigation Reports



# ENVIRONMENTAL ASSESSMENT

## Roadways:

- Minimal increase to existing traffic (3.5% increase).
- Project team has consulted with DPW and HDOT, and has a fair share determination.
- DPW to start planning/preliminary design for Imi Kala Bridge improvements this year.

## Drainage:

- Increase in runoff generated by project will be contained onsite in accordance with County drainage rules.
- No alterations to the existing swale. BMPs will improve the quality of stormwater runoff.
- Project is not located within a special flood zone (Flood Zone X).
- Existing swale conveys water through project site to offsite 48-inch culvert at highway intersection.
- Property manager will coordinate with HDOT, which is responsible for culvert, to ensure culvert is maintained.

# ENVIRONMENTAL ASSESSMENT

## Water:

- Developer committed to installing water infrastructure improvements to connect to County system.
- Landscape will include drought-tolerant native plants.

## Wastewater:

- Developer committed to building sewer infrastructure improvements to connect to County system.
- DEM commented that Wailuku-Kahului Wastewater Reclamation Facility has capacity to accommodate project.

# ENVIRONMENTAL ASSESSMENT

## Archaeology:

- Former agricultural area (sugar cane, plantation railroad corridor, mac nut farm)
- Former construction baseyard during Waiehu Heights development
- CIA included 5 months of broad outreach and follow-up to 73 kama'āina, kūpuna, agencies, councils, and organizations
- 2008 AIS of project site included 17 test excavations with no findings
- 2008 SHPD AIS review and concurrence with archaeological monitoring
- 2020 SHPD 6E review and concurrence with archaeological monitoring
- 2021 SHPD acceptance of Archaeological Monitoring Plan (AMP)
- AMP provisions include protocols for contacting SHPD/MPD in event of findings

## HLU Committee

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**From:** Yolanda Poouahi <yolanda@munekiyohiraga.com>  
**Sent:** Tuesday, March 5, 2024 2:37 PM  
**To:** HLU Committee  
**Cc:** GChun@halemahaolu.org; monte.heaton@hcosta.com; harrison.herzberg@hcosta.com; Moe Mohanna; debbie.cabebe@meoinc.org; pah@mhmaui.com; tyucha@culturalsurveys.com; Mark Roy; Hoku Krueger  
**Subject:** Ke Kahua - PowerPoint Presentation for 3/6/24 HLUC Meeting  
**Attachments:** Ke Kahua - 030624 HLUC Meeting (without Backup Slides).pdf; Ke Kahua - 030624 HLUC (BACKUP SLIDES)\_reduced.pdf

You don't often get email from yolanda@munekiyohiraga.com. [Learn why this is important](#)

To: Housing and Land Use Committee Chair Tasha Kama

From: Hoku Krueger, Associate  
Munekiyo Hiraga

### Attachment:

Quantity	Date	Description
1	---	Ke Kahua PowerPoint Presentation for 3/6/24 HLUC Meeting
1	---	Ke Kahua PowerPoint Presentation Back-up Slides

**Message:** Good afternoon Chair Kama,

A PowerPoint for the Ke Kahua 100% Affordable Housing Community project's presentation to the Housing and Land Use Committee at their March 6, 2024 meeting is attached. We are also including a set of back-up slides, should they be needed to help answer any questions from the Committee. Thank you, and please feel free to let us know if you have any questions.

cc: Grant Chun, Hale Mahaolu  
Monte Heaton, Highridge Costa  
Harrison Herzberg, Highridge Costa  
Moe Mohanna, Highridge Costa  
Debbie Cabebe, Maui Economic Opportunity  
Peter Horovitz, Maui Economic Opportunity  
Trevor Yucha, Cultural Surveys Hawai'i  
Mark Alexander Roy, Munekiyo Hiraga

**Yolanda Poouahi**, Administrative Assistant

Email: [yolanda@munekiyohiraga.com](mailto:yolanda@munekiyohiraga.com)



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